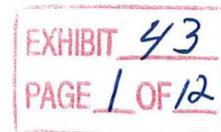


## MEMORANDUM



**DATE:** March 3, 2015

**TO:** Dave Kuhl, Development Services Department Director

**FROM:** Lisa Grueter, Manager, BERK Consulting

**RE:** *Supplemental Memo: Responses to Comments on Comprehensive Plan and Related Components*

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This memo provides some supplemental responses to comments since our February 26, 2015 memo regarding Planning Commission comments:

**Emails, February 23 and February 26, 2015, David Ormerod (See Attachment A)**

The email was directed to a general email mailbox and was inadvertently not included in our February 26, 2015 memo.

- I. I am comfortable with our progress to date on the Comp plan. I especially like Alternative 2 with mixed land uses, most of all the Riverfront Amenity Mixed Use. I also like the Regional Retail Overlay to include only areas north of NE200th St.
  - A. The comment is noted. The change to the Regional Retail Overlay to limit its application north of 200<sup>th</sup> is part of the Alternative 2 revisions under consideration by the Planning Commission.
  
- II. I am not too sure about re-zoning additional mixed uses in the Warehouse district south of 200th St, adding restaurants, etc. Two reasons, one, it has the unintended consequence of pulling business away from the downtown restaurants, and it creates potential congestion of autos, large trucks servicing existing businesses in an area never designed for traffic. Most of the buildings were designed for light industrial uses such as heating contractors, carpet installers, welding shops, with few employees and usually one customer at a time. The laneways are narrow, have no sidewalks and few parking places. See attached picture of typical layout.
  - A. The comment is noted. The Alternative 2 map as revised to limit the application of the Regional Retail Overlay north of 200<sup>th</sup> would mean less change in implementing codes. The Industrial designation would continue to apply south of 200<sup>th</sup>. In response to comments (and a docket item) the City is exploring what kinds and sizes of accessory commercial uses could make sense in the warehouse district area. One idea is small restaurants. The zoning code related elements of the Municipal Code Update are intended to be addressed in more detail between April and December 2015 to allow more time for review.
  
- III. I am strongly against the acquisition of Halsey and other properties in critical landslide areas. I see this as buying liabilities that could become lawsuits in the future. These properties are unsuitable as parklands, have been turned down by our parks board as acquisition candidates, and add to our already large supply of unusable open spaces, at a time when we will need more parkland in our Comp Plan. We should save the money for park acquisition.

- A. Comment noted. This topic can be discussed by the Planning Commission. Ultimately the City Council will consider recommendations and deliberate on the course of action.
- IV. I mentioned my concern over restaurants in the Warehouse district along NE144th Ave. I think these pictures demonstrate my concern. Most of the buildings are prefab steel, low cost construction. If they were torn down and the area re-configured, it would be more suitable, but I don't think that's what the owners have in mind.
  - A. The comment is noted. Also see Response III.A above.

**Appendix B – Woodinville Comprehensive Plan Elements Goals and Policies Comparison, February 26, 2015**

The comparison table for the Capital and Public Facilities Element has some copy and paste errors:

CF-2.3 Request the applicable service providers adopt a capital improvement program remedy the deficiency when an area-wide service deficiency is identified.	See Policy CFP-2.2 with same text. ( <del>2014 Parks, Recreation and Open Space Plan</del> <u>Note</u> : Correct text to remove old policy numbering.)
CF-2.4 Evaluate the adequacy of school facilities when reviewing new residential development.	See Policy CFP-2.3 with same text. ( <del>2014 Parks, Recreation and Open Space Plan</del> <u>Note</u> : Correct text to remove old policy numbering.)
CF-2.5 Review City requirements to ensure consistency between service providers, the City's annual Capital Improvement Plan, and locally adopted level-of-service standards.	See Policy CFP-2.4 with same text. ( <del>2014 Parks, Recreation and Open Space Plan</del> <u>Note</u> : Correct text to remove old policy numbering.)

From: David Ormerod <dormerod@juno.com>  
Sent: Thursday, February 26, 2015 2:32 PM  
To: compplan@ci.woodinville.wa.us  
Cc: davek@ci.woodinville.wa.us; Lisa Grueter  
Subject: RE: 2015 Comp Plan  
Attachments: 14301 - NE193rd.jpg; 19223 144TH AVE NE.jpg; 19495 144TH AVE NE.jpg; 19715 144TH AVE (2).jpg; 19715 144TH AVE NE.jpg



Categories: Red Category

I mentioned my concern over restaurants in the Warehouse district along NE144th Ave. I think these pictures demonstrate my concern. Most of the buildings are prefab steel, low cost construction. If they were torn down and the area re-configured, it would be more suitable, but I don't think that's what the owners have in mind.

David Ormerod  
13405 NE 146 St.  
Woodinville, WA 98072  
425-821-9780 / 206-422-2264

----- Original Message -----

Good morning Commissioners,

Reminder to send your questions relating to the 2015 Comp Plan to me by 5 pm today. Do not send to Dave, as Dave is out of the office and I do not have access to his emails.

Thank you!

Sandy

From: Dave Kuhl  
Sent: Thursday, February 19, 2015 9:41 AM  
To: Steve Yabroff; stadlerkk@gmail.com; dormerod@juno.com; gifazzio@comcast.net; Kathy Heywood; Altaylor2007@gmail.com; markwiitala@gmail.com  
Cc: Sandy Guinn; Lisa Grueter  
Subject: 2015 Comp Plan

Commissioners:

As we agreed last night, I am requesting a list of questions you still have relating to the 2015 Comp Plan. Please prepare your questions and send them to Sandy by close of business on Monday the 23rd. Lisa will then review the questions and prepare answers. If she has time the answers will be in the packet that goes out next week. If not, I will send the answers out to everyone electronically on Monday, March 2nd. Either way, this will give you time to review the answers and prepare for a "discussion" on March 4th.

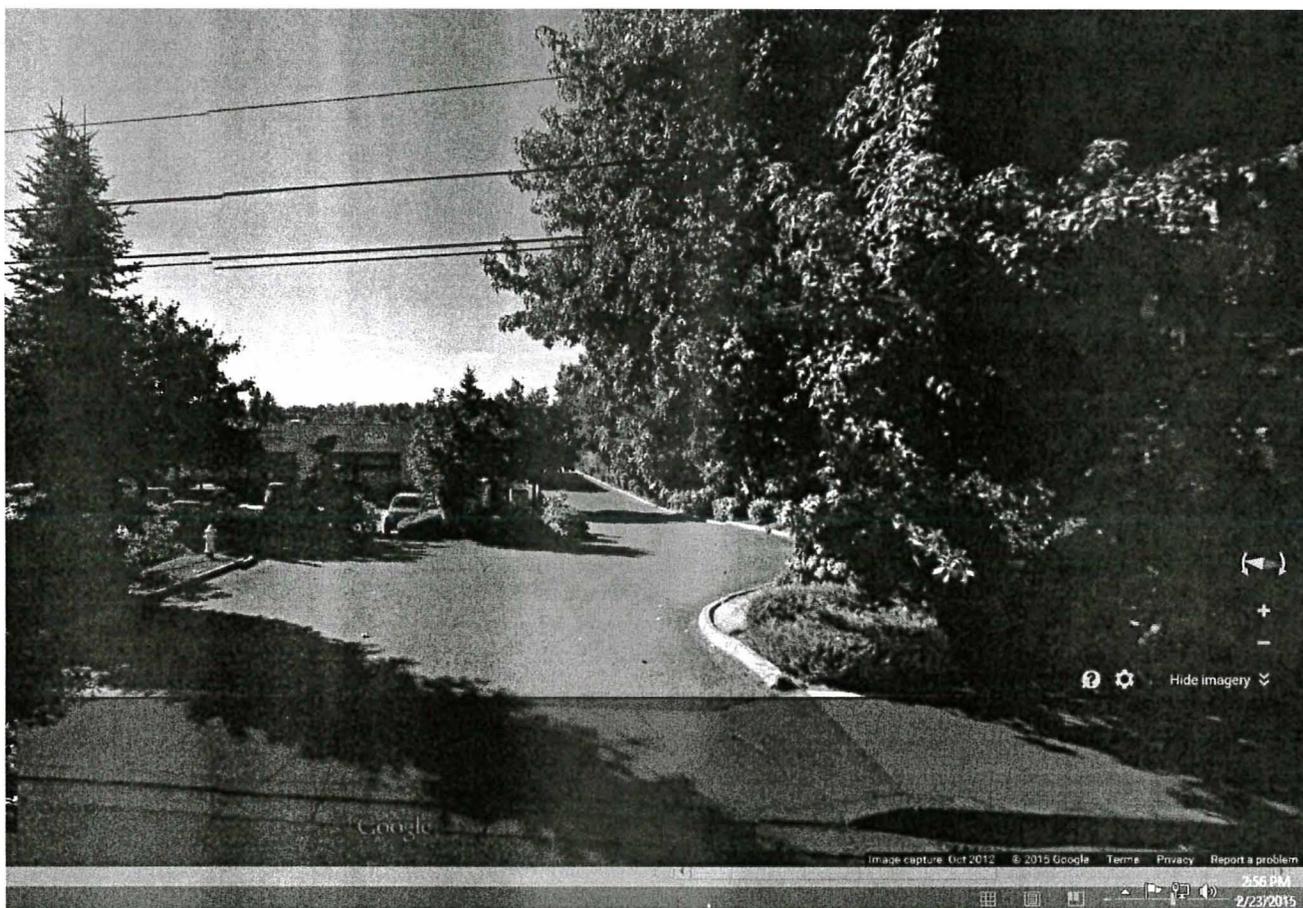
As a reminder, we do not want to communicate with each other on these topics, otherwise it would become a public meeting. Thank you for your interest and participation!

David Kuhl AICP  
Development Services Director  
17301 133rd Avenue NE  
Woodinville WA 98072  
425-877-2271  
davek@ci.woodinville.wa.us

EXHIBIT 43  
PAGE 4 OF 12

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Forget the iPhone 6  
Did Apple Just Show Us the Future?  
fool.com



From: Comp Plan <compplan@ci.woodinville.wa.us>  
Sent: Thursday, February 26, 2015 6:04 PM  
To: Lisa Grueter; Dave Kuhl  
Subject: FW: 2015 Comp Plan  
Attachments: Warehouse District 144th Ave NE Woodinville.docx

Categories: Red Category

Hi Lisa,

Commissioner Ormerod sent the below & attached regarding the Comp Plan Update. Unfortunately, he sent it to "Comp Plan" and not my email address. I will send an email out to the Planning Commissioners explaining the "Comp Plan" email box.

Sandy

From: David Ormerod [mailto:dormerod@juno.com]  
Sent: Monday, February 23, 2015 3:38 PM  
To: Comp Plan  
Subject: RE: 2015 Comp Plan

Sandy:

I am comfortable with our progress to date on the Comp plan. I especially like Alternative 2 with mixed land uses, most of all the Riverfront Amenity Mixed Use . I also like the Regional Retail Overlay to include only areas north of NE200th St.

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These properties are unsuitable as parklands, have been turned down by our parks board as acquisition candidates, and add to our already large supply of unusable open spaces, at a time when we will need more parkland in our Comp Plan. We should save the money for park acquisition

David Ormerod  
13405 NE 146 St.  
Woodinville, WA 98072  
425-821-9780 / 206-422-2264

----- Original Message -----

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send to Dave, as Dave is out of the office and I do not have access to his emails.

Attachment A, Page 5

Thank you!

Sandy



From: Dave Kuhl

Sent: Thursday, February 19, 2015 9:41 AM

To: Steve Yabroff; stadlerkk@gmail.com; dormerod@juno.com; gifazzio@comcast.net; Kathy Heywood; Altaylor2007@gmail.com; markwiitala@gmail.com

Cc: Sandy Guinn; Lisa Grueter

Subject: 2015 Comp Plan

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David Kuhl AICP

Development Services Director

17301 133rd Avenue NE

Woodinville WA 98072

425-877-2271

davek@ci.woodinville.wa.us

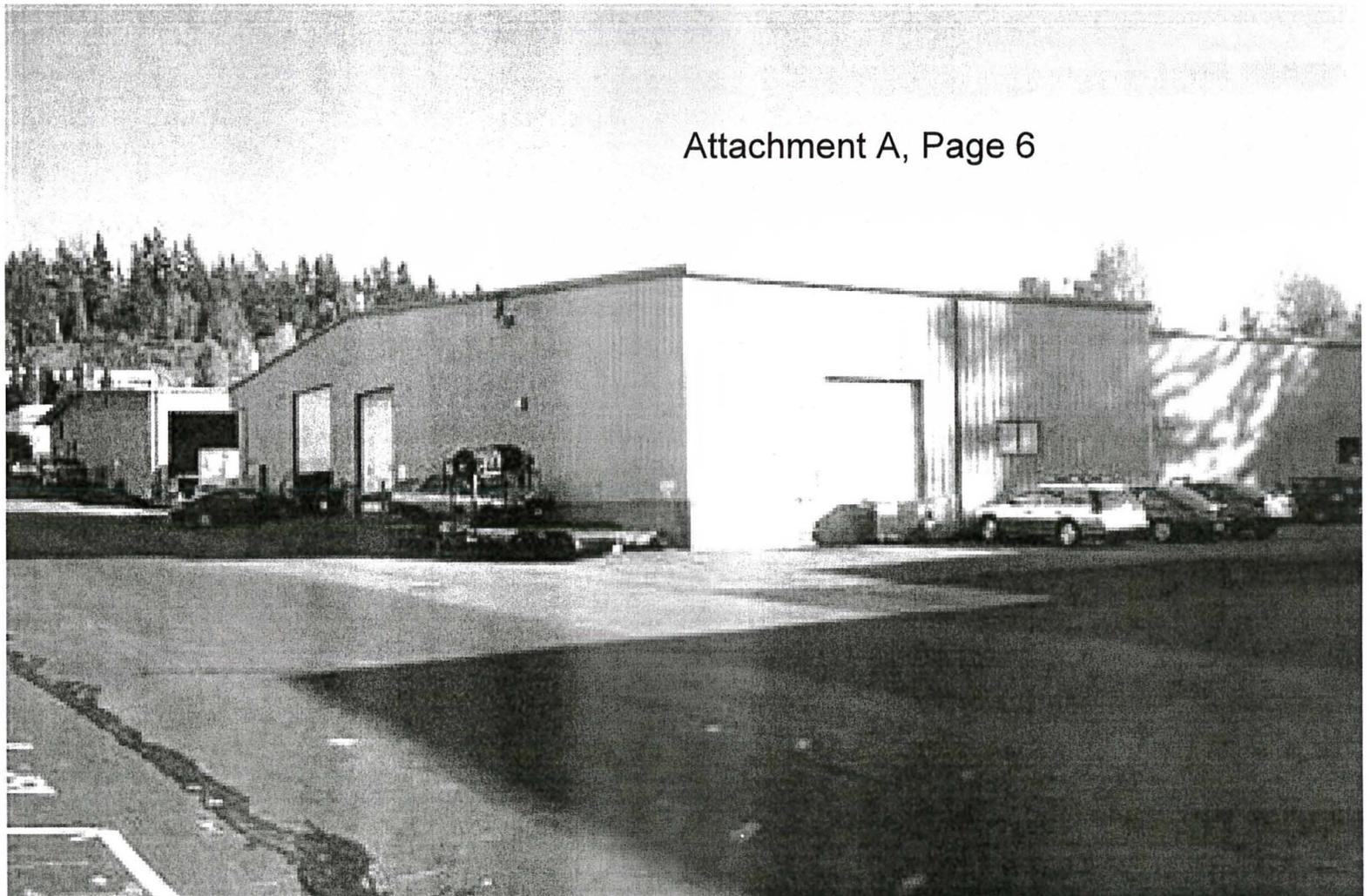
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Old School Yearbook Pics

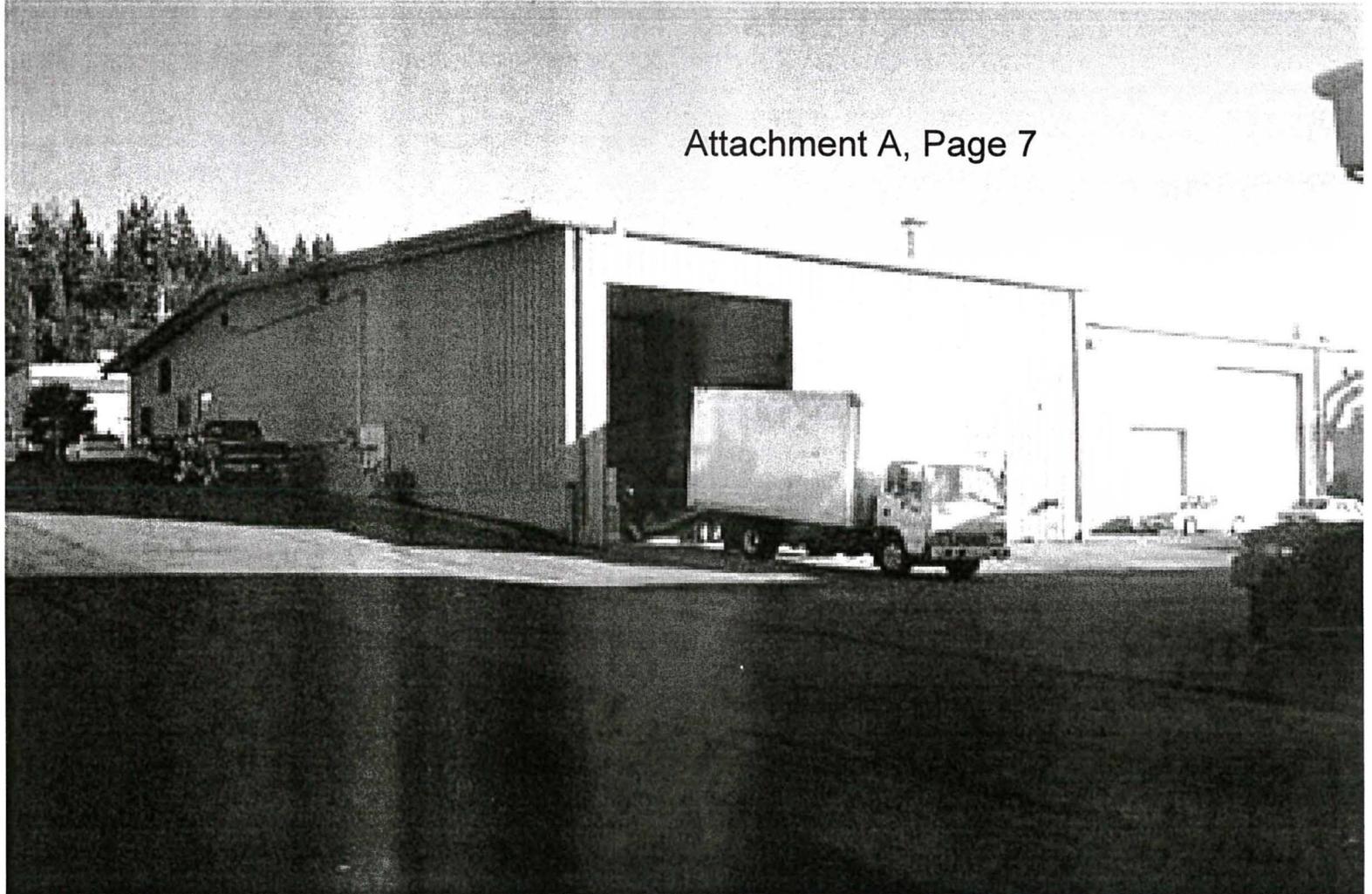
View Class Yearbooks Online Free. Search by School & Year. Look Now!

[classmates.com](http://classmates.com)

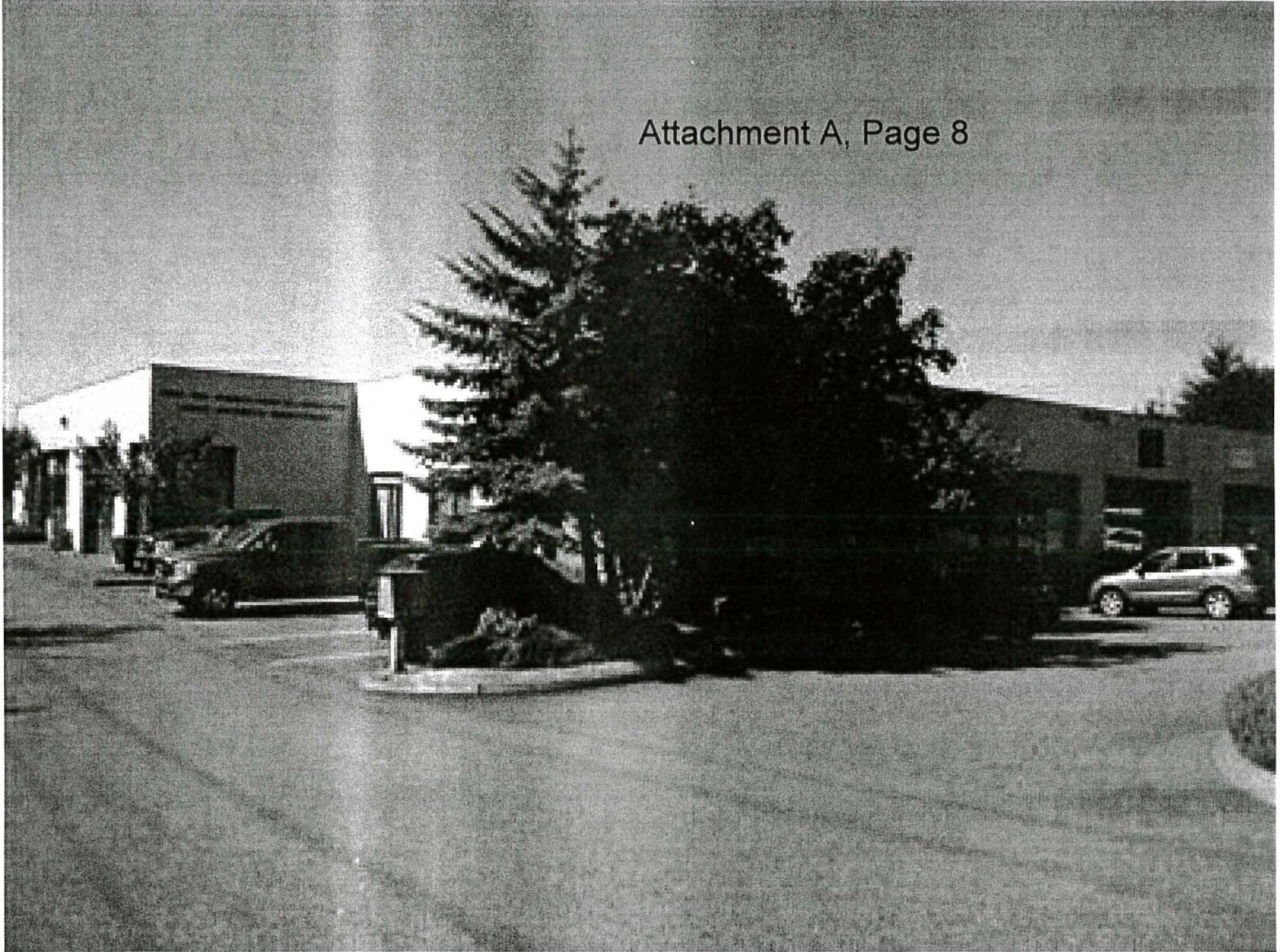
Attachment A, Page 6



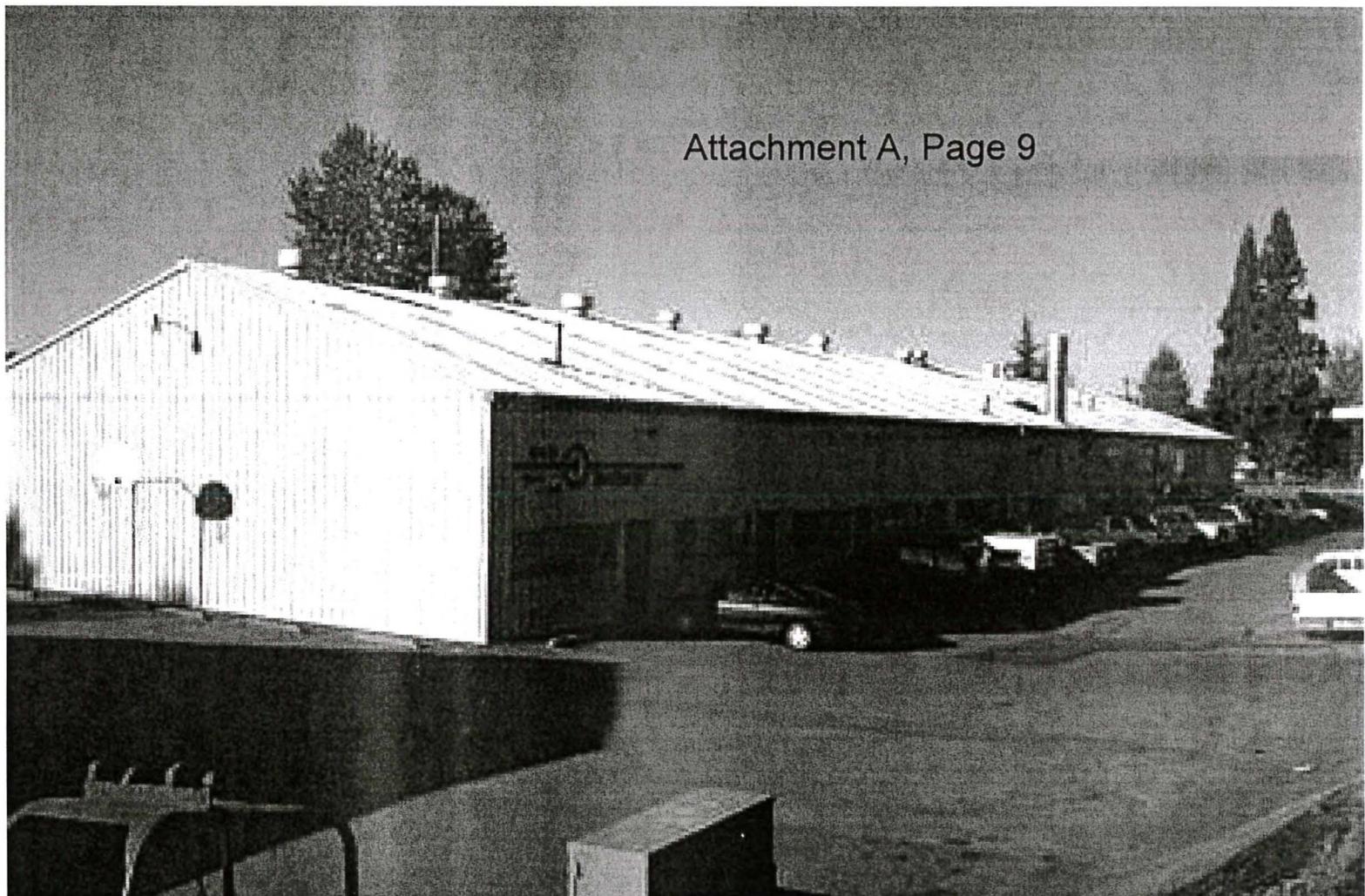
Attachment A, Page 7



Attachment A, Page 8



Attachment A, Page 9



Attachment A, Page 10

